



PARK PLAZAS NEWS

From the President

Let's talk about Association governance

Annual Meeting

The Association's 2022 Annual Meeting will begin at 6:30 p.m., Wednesday, March 23rd. Once again, due to the Covid 19 pandemic, we will hold the meeting virtually. The primary purpose is to elect three Directors, each to serve a three-year term on our Board of Directors. Again, in-person voting will not be possible, so this week PPCSA will send a mailing to all members that will include:

- the Notice of Meeting
- a proxy form for casting votes – complete and return in the included stamped envelope
- brief profiles of the three candidates for election who have been endorsed by the Nominating Committee.

Proxies - I encourage all members not only to complete and return their proxies, but to join the Annual Meeting itself. The link to join will be posted at ParkPlazas.org no later than Tuesday, March 22nd. Hopefully, by March 2023, the Covid 19 situation will have morphed from a "pandemic" to a virus that is "endemic", and once again we'll be able to hold the Annual Meeting in person.

Budget - The Association's Bylaws require the Treasurer to prepare an annual budget, to be adopted by the Board of Directors, and presented to the members at each Annual Meeting. The 2022 budget will be available at ParkPlazas.org later this month. At the direction of Chris Bartsch, the Association's Treasurer, the budget will be presented at the meeting by Richard White, our Community Manager.

Community Input - One of our goals for 2022 – though at least for the moment made more difficult to achieve due to the pandemic – is to increase members' interest in the activities of the Board. This would be reflected in more members' attendance at the Board's regular monthly meetings and by having members share comments, questions or concerns about Association matters with the Board during the

"community input" times on each meeting's agenda. We seek such input both prior to the Board's formal business meeting and at the end of it.

Board Meeting Packet - As an incentive for community input, we have begun posting the entire information packet customarily delivered to Board Directors prior to each Board meeting on ParkPlazas.org. Regular meetings are held at 6:30 p.m. on the 4th Wednesday of each month throughout the year (though sometimes we skip December). We are trying to post the packet no later than on Monday prior to each meeting so that all interested members can review it.

Of course, all members should feel free to share any comments, questions or concerns they have about Association matters directly with me: President@parkplazas.org. Remember that if you don't speak up, we can't know what's on your mind and address your concerns appropriately.

Committees

While the Board oversees Association governance, the various Committees it appoints play vital roles in accomplishing the Association's established goals and objectives each year. We have lots of Committees – Communications, Finance, Architectural Control, Dog Park, Tennis, RV Storage Lot, Community Garden, Landscape, Nominating, and (though rarely required to get involved to resolve disputes) Mediation.

All residents – whether or not they are lot owners – can step forward and offer to serve on one or more Committees. If you are interested in a Committee's area of concern, have some time available for volunteer activity, and would like to be considered for Committee membership, please let me know: President@parkplazas.org.

After the Annual Meeting, the Board will hold its 2022 organizational meeting. At that time, it will elect officers to serve for the 2022-2023 year as well as appoint members to each Committee for that year.

Tom Carr, President

Manager's Report

- ▶ The link for setting up AutoPay for paying your monthly assessments can be found on ParkPlazas.org. It's secure, free, and set-up is simple and easy. Please call the Manager's Office if you have questions or need help getting set up.
- ▶ Speaking of ParkPlazas.org – many thanks to **Kathy Hargrave, Laurie Glaze** and **Marianne Murray** for their much-needed help working on the soon to be published, new version of our website.
- ▶ The Manager's Office continues to replace failing water sub-meters. Our sub-meter system is approaching its 17th anniversary. The meters came with a 10-year warranty and we're seeing an increase in failure rates. When we're unable to get a meter reading or the reading is the same for two or more months, it may be time for a meter replacement. We monitor the meters each month and will contact you if your meter needs to be replaced.
- ▶ Cathy Kosak and I continue to refine and simplify our operating procedures.
- ▶ As our tasks become standardized and more routine, we're looking forward to getting started on some of the other tasks and goals on our list.
- ▶ A review of the water calculation process shows each lot owner is entitled to a credit of approximately \$10 for the February and March billings. Credits will be posted this month.

Richard White

CommunityManager@ParkPlazas.org

Office: (505) 471-8809 Cell: (505) 396-0028

Board Notes

The Board met virtually on February 23, 2022. The meeting highlights were that the Board:

- ▶ accepted reports from the standing Committees;
- ▶ accepted the Nominating Committee's report endorsing the candidacies of **Irene Epp, Bob Jacob**, and **J. D. Bullington** to stand for election to the three positions on the Board to be filled at the Association's March 23rd Annual Meeting;
- ▶ reviewed plans for the Annual Meeting, which will be held virtually. Meeting materials will be mailed to all lot owners on or about March 4th;
- ▶ expressed appreciation to **Beth Brock** and **Nora Haskins**, whose terms have now ended, for their work as Directors; and
- ▶ based on the 7.5% increase in the CPI for January 2022 over January 2021, and in order to continue to maintain the purchasing power of the Association's assessment income, authorized a 7.5% increase effective January 1, 2023 in the maximum monthly assessment the Association can levy without member approval, from \$138 to \$148.

The increase in the "maximum" assessment has no impact on the "actual" monthly assessment, which remains \$115.

Gopher Trapper is on the job!



Since gopher activity is on the rise, we're scheduling time with the Gopher Trapper. If you spot an area of newly mounded dirt in a Common Area, let the Manager's Office know the location so that we can add it to the list.

Home improvements require a permit

All alterations to the exterior of your home require permission from the Park Plazas Architectural Control Committee (ACC), including changes to your fence or the addition of a shed or gazebo. Stucco color and all paint and stain colors for house trim, decks, garage doors, and fences must be the specified colors approved by PPCSA, for both improvements and maintenance (gates can be an exception). This helps sustain the special character of our community and is important in maintaining our individual property values.

Color swatches, ACC application, guidelines for improvements, and further information are available at the PPCSA office in Rodeo Plaza. Office hours: M-W-F, 9:00 AM -12:00 PM. Or call (505) 471-8809.



Bruce Bender

Chair, Architectural Control Committee



YOU Can Prevent Mail Theft!

The problem of mail theft in Park Plazas is much improved, however a security camera recently spotted would-be mail thieves opening mailboxes in the early morning hours.

YOU can prevent mail theft by never leaving mail, either outgoing or incoming, in your mailbox overnight.

Remember:
DO NOT LEAVE MAIL IN YOUR MAILBOX overnight.

PPCSA Annual Membership Meeting

Wednesday, March 23
6:30 PM

~ virtual, via Webex ~

Details are posted at www.ParkPlazas.org.

March Board Meeting
will immediately follow.

(Community input is invited
at the beginning and end of the meeting.)

Download the Board Packet on ParkPlazas.org.

PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

Office: Rodeo Plaza
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(505) 471-8809

BOARD of DIRECTORS

Tom Carr, President
Bruce Bender, VP
Chris Bartsch, Treasurer
Beth Brock
Mary Dolman
Nora Haskins
Bob Jacob
Peter Whitman

Richard White, Community Manager/Secretary
Cathy Kosak, Office Manager

PPN is prepared by PP Communications Committee:
Kathy Bell Hargrave (Chair), Tom Carr, Laurie Glaze, Marianne Murray, Richard White